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# **Growth Management Committee**

**Thursday, January 26, 2005  
1:00 PM – 2:00 PM  
212 Knott Building**

**Committee Action**

# COMMITTEE MEETING REPORT

## Growth Management Committee

1/26/2006 1:00:00PM

**Location:** 212 Knott Building

**Attendance:**

	<i>Present</i>	<i>Absent</i>	<i>Excused</i>
Randy Johnson (Chair)	X		
Anna Benson	X		
Jennifer Carroll	X		
Mike Davis	X		
D. Alan Hays	X		
Bob Henriquez	X		
Carlos Lopez-Cantera			X
Ari Porth	X		
William Proctor	X		
Shelley Vana	X		
<b>Totals:</b>	<b>9</b>	<b>0</b>	<b>1</b>

Committee meeting was reported out: Thursday, January 26, 2006 3:25:39PM

# **COMMITTEE MEETING REPORT**

## **Growth Management Committee**

**1/26/2006 1:00:00PM**

**Location:** 212 Knott Building

### **Other Business Appearance:**

Century Commission

Steve Seibert (Lobbyist) (At Request Of Chair) - Information Only

The Century Commission

8048 Evening Star Lane

Tallahassee FL 32312

Phone: 850-321-9051

**Committee meeting was reported out: Thursday, January 26, 2006 3:25:39PM**

## **DRAFT**

### **Community Workforce Housing Innovation Program**

#### **I. Rationale**

- 1) Due to the dramatic increases in real estate and land costs for housing, the continued population growth of the state, and the evidence that many low, and medium income Florida families can no longer afford safe, decent and affordable rental and single family housing, Florida is experiencing a critical housing shortage of housing for individuals who are employed in essential service areas and do not qualify for existing affordable housing programs.
- 2) The state has committed significant resources over the last decade to addressing the severe housing problems facing very low and low income residents of this state; however, the rising cost of real estate has effectively priced moderate income families from owning a home.
- 3) In addition, the growth in the cost of housing stock has increased the demand among working families for affordable rental housing throughout the state.
- 4) First-time home buyers are growing in numbers, but, due to present trends, are finding it increasingly difficult to purchase a home because of the lack of available affordable housing stock, up-front capital to pay higher down payments, insurance premiums, and other closing costs.
- 5) Many communities are finding it increasingly difficult to employ and maintain essential services personnel, such as teachers, police, hospital workers, and others necessary for maintaining the essential public services in our communities.
- 6) Escalating land and predevelopment costs and project financing contribute to the overall cost of housing and tend to restrict the development of housing affordable to very-low-income persons, low-income persons, and moderate-income persons.
- 7) Existing state housing programs do not provide an adequate remedy to meet current or future housing needs.
- 8) There exists a need for the construction, rehabilitation, and maintenance of multifamily and single family housing to meet existing and future housing needs for medium income working families whose incomes may make them ineligible for existing housing programs.
- 9) As a matter of public policy, special programs are needed to stimulate public and private enterprises to build and rehabilitate community workforce housing in order to provide decent, safe, and sanitary conditions for working citizens who can not afford rental or single family housing.
- 10) The state should provide funding and incentives for the development of targeted community workforce housing through the formation of public-private partnerships as the means of achieving the greatest reduction in housing costs.
- 11) The state should support community workforce housing partnership initiatives through regulatory relief, a streamlined application process for state-level programs, training, technical assistance, and flexible funding to enable the state and local governments to meet local needs and to match federal funds.

## II. Legislation

- Florida Housing Finance Corporation will be authorized to administer and provide innovation project funding for **Community Workforce Housing Innovation Projects** for multifamily rental or single family housing. They shall develop program guidelines and market the program statewide.
- Based on an annual appropriation from the legislature, the FHFC may fund up to 10 projects per year with a maximum of one project funded per eligible county per year with at least 50% of the projects being home ownership.
- CWI projects may be eligible for tax exempt or taxable financing and for innovation grants up to \$5 million per project.
- Program will target rental and home ownership projects with the following criteria:
  - a) High Cost counties where area median purchase price is higher than 50% of the state wide area median purchase price calculated on an annual basis and Counties designated as areas of state critical concern as per Ch. 380.05 F.S..
  - b) Projects that include a public-private partnership and demonstrate a strong public sector contribution of land, dollars, or in kind value of at least 15% of the value of the project.
  - c) Eligible persons with incomes up to 150 % of the average median income in the county. (The income limits may be increased slightly based on the gap in housing cost affordability per region).
  - d) Eligible persons employed in areas of essential public services, such as teachers, educators, fire, police, hospital workers, and others as defined and documented by the local community in their annual SHIP plan.
  - e) Projects may include multifamily rental or single family home ownership or a mixture of both and must provide for up to 30 years of affordability.
  - f) For sale home ownership developments must include a plan for equity sharing or a cap on equity appreciation of 3% per year on resale to ensure long term affordability.
  - g) Priority will be given to innovative mixed use design, level of local government and private sector support, documentation of workforce housing need, and ability to maintain affordability for the units.

- On an annual basis, the FHFC shall review the success of the community workforce housing innovation program to determine how it supports traditional affordable housing programs as defined in Ch 420 F.S. and to ascertain if it is meeting the housing needs of high cost counties.
- The FHFC shall review the established policies and procedures of local governments, such as ordinances, land development regulations, and /or adopted local government comprehensive plans, in order to recommend specific initiatives to encourage or facilitate affordable, community workforce housing while protecting the ability of the property to appreciate in value. These recommendations may include:
  - a) the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions;
  - b) the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions to ensure successful local community workforce housing developments.
  - c) the establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
  - d) The preparation of a printed inventory of state and locally owned public lands suitable for affordable housing.
- Each project approved and funded as CWHI projects shall be eligible for the following workforce housing incentives to ensure the financial viability, successful development and maintenance of these housing developments:
  - a) The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects shall be expedited by state and local governments to a greater degree than other projects.
  - b) Impact fee reduction by 50% and/or waived entirely by the local governments as well as alternative method of fee payment provided.
  - c) Density levels of 16 units per acre or higher if approved by the local government for community workforce housing.
  - d) Infrastructure capacity shall be reserved for each eligible project.
  - e) Allowance for affordable accessory residential units in residential zoning districts.

f) Reduction by 50% of parking and setback requirements for affordable housing.

g) Allowance of zero-lot-line configurations.

Modification of street requirements and reduction in concurrency requirements by 25%.

- Changes to statutory designation for use of land for affordable and workforce housing. School Districts and other local government entities shall be allowed to donate or use it's own land for workforce and affordable housing.
- Provide direction for accurate ad valorem assessment of affordable and workforce housing in Ch. 193 F.S.
- Budget for Workforce Innovation Projects - \$30-\$50 million